



HAWKHURST PARISH COUNCIL

Planning Committee Minutes of meeting held Thursday 29th July 2021 7:45PM
(Ref; ASM)

Committee Members Present;

Cllr Escombe (Chairman), Cllr Pyne (Vice Chairman), Cllr Hunt and Cllr Cory
Cllr Faulkner (by zoom)

Officers present: Deputy Clerk

Members of the Public present: by zoom 1

1. The Chairman opened the meeting and welcomed everyone.
2. There were no apologies or reasons for absence
3. Cllr Escombe declared an interest in planning application no 42. She said would like to speak as a member of the Public but will then leave the room so the discussion about the application can take place. Cllr Pyne will then Chair this item.
4. It was resolved to approve minutes of the meeting of 8th July. Vote 3 in favour 2 abstentions.

It was reported that the planning notices had not been displayed prior to the previous council meeting. At least one planning notice for an application that was considered at the last meeting still hasn't been displayed. This has raised with TWBC who advised that residents are always given the appropriate notice period. Staff have not been doing site visits as frequently due to the pandemic. TWBC advised us to encourage people to register for the search area they are interest in on the TWBC portal.

5. There were no matters arising from last meeting
6. **Planning applications considered –**
<https://twbcpa.midkent.gov.uk/online-applications/>

| No | Application No | Proposal | Location |
|----|----------------|--|--|
| 38 | 21/00719/FULL | Demolition of rear projection and the erection of a rear single storey extension | Oak House Heartenoak Road Hawkhurst Kent TN18 5EU |

This appears to be a small extension, won't impact on neighbours or be visible from the street. It is a modest extension that complies with H11. It appears to be sympathetic to the host house using materials to match existing as so complies with HD4 of the NDP, therefore we support this application

Support.

Resolved to support vote 4 in favour 1 abstention

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|--|---------------|--|--|
| 39 | 21/02190/FULL | Erection of a single storey rear extension | The Meadows, Heartenoak Road, Hawkhurst TN18 4AJ |
| <p>The proposed extension is a reasonable size compared to the house and is very similar to a previously approved application in 2017. Hawkhurst Parish Council supported the previous application. The NDP has been made since this time. Therefore, this application needs to be considered in light of this. Although the materials are not similar to the host house as required by HD4, as far as we can tell from the paperwork on the planning portal, they are not inappropriate for the location as many of the neighbouring properties feature bricks. The extension is on the boundary with the adjoining property. There are no objections on the portal so we assume that this will not impact negatively on the neighbouring property. Therefore, HPC supports this application.</p> <p>Support. Resolved to support vote 4 in favour 1 abstention</p> | | | |
| 40 | 21/02265/FULL | Proposed erection of a single bay garage with use of the roof space as a store | St Bridgets House Rye Road, Hawkhurst TN18 5DA |
| <p>The design of the garage and use of natural materials is appropriate for the location in the AONB. Although the garage does appear to be quite tall, it is only a single garage and so does not seem excessive, especially given the size of the plot. Whilst the garage will be in front of the house, it will not impact on the street scene as St Bridgets is set well back from the road behind two other properties. HPC supports this application.</p> <p>Support. Resolved to support vote 4 in favour 1 abstention</p> | | | |
| 41 | 21/01938/FULL | Erection of timber clad garden room - nearest Slip Mill Lane | 4 Iddenden Cottages High Street Hawkhurst TN18 4PT |
| <p>We note that the garden room is proposed to be located at the end of the garden by Slip Mill Lane, and, therefore, seems unlikely to impact on neighbouring properties, especially given the applicant's intention to reinforce the hedge beside Slip Mill Lane. Whilst we would prefer natural timber in line with the requirements of the NDP, we note that this view has not been supported by TWBC in recent planning decisions in Hawkhurst. Therefore, given that this is a garden building, we have no objection to the use of Cedral weatherboarding in this instance.</p> <p>We are somewhat concerned about the proposal for lighting. We are unclear as to whether the lights would be on the garden room itself or positioned along the route to the garden room. In line with HD4 of the NDP, lighting should only be installed where it is essential and efforts should be made to control light spillage. We were also slightly confused by the floor plan - it was not clear whether the boxed section was a separate room or simply storage space. We could see no mention in the application form of any requirement for drainage and would like reassurance that this is not proposed as part of this application.</p> <p>Notwithstanding the concerns above, HPC supports this application on the assumption that the lighting proposed has been properly considered and is the minimum that is necessary for the applicant's to safely access the garden room.</p> <p>Support. Resolved to support vote 4 in favour 1 abstention</p> | | | |

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|----|---------------|--|--|
| 42 | 21/02302/FULL | Removal of existing conservatory and the construction of single storey extension. Conversion of roof space to form bedroom & en-suite | Bowden, Horns Road Hawkhurst TN18 4QU |
|----|---------------|--|--|

CLlr Escombe spoke as member of the public raising her concerns and observations about this application. She left the room and CLlr Pyne acted as Chairman for this item and it was discussed as below;

It was agreed by Hawkhurst PC that Bowden is in need of improvements which we support. We do however have concerns on a number of points which we feel should be taken into account.

There was a planning application 17/02800/LDCEX.

We have concerns especially as there are only four properties within a small area and any change to the bungalow will impact on the other properties especially to the south.

It was felt that the design and height of the new roof and a window to the south has not taken into account the affect it will have on Oak House. They have hitherto enjoyed privacy which the increase in roof height, and the south facing window would not afford them with the design as it stands.

The height of the new ridge and existing were not clear.

There was a comment that, "The flat roof will ensure the upper level roof line remains with only a window aperture an addition to the gable of the existing property." We need clarification. We feel the need for some clarification with the Design & Access statement.

We felt that this could affect the skyline in the AONB.

This is in the AONB and outside LBD1.

HPC **supports** this planning application to improve a solid bungalow, but have concerns on points made above and request that these are looked at by the planning committee

Support.

Resolved to support vote 3 in favour 1 abstention

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| 43 | 21/02427/LBC | Proposed single storey side extension with accommodation within its roof space, addition of a front porch and minor alterations to the existing house | Kemps, Potters Lane Hawkhurst Kent TN18 5BB |
|----|--------------|---|--|

Having reviewed this application, given the extent of the changes proposed we do not feel in a position to judge the appropriateness of this application in terms of the changes to a listed building. We are particularly concerned by the numerous changes proposed to doors and windows and also the addition of the porch to the front of the property.

However, as set out in our comments on the full application, we feel that the proposals make sense overall. Therefore, we would **support** this application as long as the conservation officer is in agreement.

Support.

Resolved to support vote 4 in favour 1 abstention

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|---|--------------|---|---|
| 44 | 21/0246/FULL | Proposed single storey side extension with accommodation within its roof space, addition of a front porch and minor alterations to the existing house | Kemps, Potters Lane Hawkhurst Kent TN18 5BB |
| <p>Whilst it is clear from the documentation provided that Kemps has been extended over its lifetime, this would appear to have been some time ago as there is nothing on the planning portal. Therefore, although the extension is sizeable, we assume it would comply with H11. The extension appears in proportion to the host house and, on the whole, the materials proposed are similar to existing. Therefore, this application accords with HD4 of the NDP.</p> <p>This application will not impact on neighbouring properties and the improvements appear to make sense to make the property more user-friendly. Therefore, HPC supports this application.</p> <p>Support. Resolved to support vote 4 in favour 1 abstention</p> | | | |

7. Matters for discussion

i) TWBC decisions since the last meeting were discussed as below;

21/01056/FULL - 4 Oakfield Granted

21/01554/FULL - Tesco, Rye Road – Granted

21/00993/FULL - 4 Iddenden Cottages – Granted - HPC had supported this application but was concerned about the colour of the garage door. We are grateful to note that the applicant has agreed to change the colour to address our concerns.

21/01430/ FUL – St Cuthbert’s Lodge, Stream Lane – Granted although HPC had not supported

ii) Update on the Hawkhurst Golf Club Planning Appeal –

Cllr Escombe reported a week on Monday proof of evidence is due to be sent in. She is working hard on this with input from members of this committee and will circulated once finished for comments as time is short.

8. QUESTIONS AND COMMENTS FROM COUNCILLORS: None

9. Date of next meeting is 19th August

10. Meeting closed at 8.55pm

Signed Chairman

Date